

ORDINANCE C-54-03

AN ORDINANCE FOR THE REZONING OF 18.6± ACRES LOCATED NORTH OF
HOLTON ROAD AND WEST OF WINTER CREEK DRIVE FROM SF-1 TO PUD-R

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on May 27, 2003 and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6840 *and being all of those tracts as conveyed to Roach Family LP, Larry Taylor and Richard H. McCall, & Jon C. and Karla Roach, recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

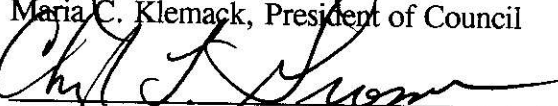
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.


Passed: 07-21-03
Effective: 08-20-03


Attest:

I Certify that this ordinance
is correct as to form.


Maria C. Klemack, President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AAE, Clerk of Council


Thomas Clark, Director of Law

C-5403
Exhibit A
ZONING DESCRIPTION
18.60 ACRES

Situated in the State of Ohio, County of Franklin, Township of Jackson, located in Virginia Military Survey No. 6840 and being all out of those tracts as conveyed to Roach Family LP by deed of record in Instrument Number 199912280316837, Larry Taylor and Richard H. McCall by deed of record in Official Record 26939J13, and Jon C. and Karla Roach by deed of record in Instrument Number 200005080089620 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning at the northeasterly corner of that tract as conveyed to Clinton W. and Frances Beach by deed of record in Deed Book 2134, Page 286, being in the southerly line of that M/I Schottenstein Homes, Inc. tract;

thence South 86° 40' 31" East, with the southerly line of said M/I tract, a distance of 608.10 feet to a corner thereof, being in the westerly line of that subdivision entitled "Creekside Section 3"

thence South 01° 54' 00" West, with the westerly line of said "Creekside Section 3", and the westerly line of that subdivision entitled "Creekside Section 1," and a portion of the westerly line of a second M/I Schottenstein Homes, Inc. tract, a distance of 1669.15 feet to a point in the Patzer Ditch;

thence with the meanders of said Patzer Ditch, the following courses;

North 69° 17' 27" West, a distance of 48.14 feet to a point;

North 40° 45' 53" West, a distance of 201.03 feet to a point;

North 17° 18' 32" West, a distance of 34.00 feet to a point;

North 72° 09' 48" West, a distance of 132.95 feet to a point;

North 20° 13' 42" West, a distance of 111.50 feet to a point;

North 27° 22' 50" West, a distance of 157.65 feet to a point;

North 25° 49' 52" West, a distance of 101.63 feet to a point;

North 12° 21' 58" East, a distance of 56.72 feet to a point;

North 09° 26' 25" East, a distance of 104.38 feet to a point;

North 38° 36' 17" West, a distance of 80.02 feet to a point;

ZONING DESCRIPTION
18.60 ACRES

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North 48° 44' 07" West, a distance of 114.18 feet to a point;

North 70° 36' 07" West, a distance of 6.07 feet to a point in the easterly line of that Roach Family LP tract of record in Instrument Number 200112280302455;

thence North 01° 59' 10" East, with a portion of said easterly line, and the easterly line of said Beach tract, a distance of 827.52 feet to the Point of Beginning, and containing 18.60 acres, more or less.

This description was prepared from existing records and is for zoning purposes only.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

SCALE 1" = 300'

DECEMBER 18, 2002

18. Robert A. Wolfinger
P.N. 040-010387

19. Randy L. Mather
P.N. 040-010388

20. Dominick J. Pagliarone
P.N. 040-010389

21. Gladys M. Ervin
P.N. 040-010390

22. David A. Scarberry Jr.
P.N. 040-010391

23. Alan L. Clark
P.N. 040-010392

25. Kenneth J. Williams
P.N. 040-010394

24. Sherwood L. Waltman
P.N. 040-010393

142. M/I Schottenstein
P.N. 040-011666

143. M/I Schottenstein
P.N. 040-011667

144. M/I Schottenstein
P.N. 040-011668

145. M/I Schottenstein
P.N. 040-011669

146. M/I Schottenstein
P.N. 040-011670

147. M/I Schottenstein
P.N. 040-011671

① Harold D. Petty Jr.
P.N. 160-001871

② Howard G. & Sheila F. Eads
P.N. 160-000903

③ Steve D. Cotner
P.N. 160-001845

④ Dennis J. Wolfe Tr.
P.N. 160-001884

⑤ Robert & Dana J. Deeds
P.N. 160-001919

⑥ Fred P. Francis
P.N. 140-010582

⑦ Robert E. & Joy L. McClure
P.N. 160-001783

M/I Schottenstein Homes, Inc.
P.N. 040-010164

City of Grove City
Or. No. C-7-98
I.N. 199810140261497

Clinton W. &
Frances Beach
P.N. 160-000003

AREA TO BE
REZONED

Geneva A. Noble Tr.
P.N. 160-001203

Dennis R. Nessler
P.N. 160-001456

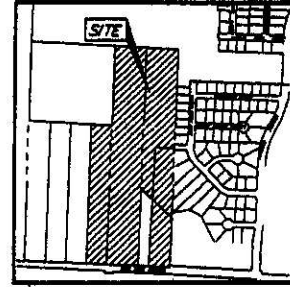
Jon C. & Karla Roach
I.N. 200212240330673
P.N. 160-001459

Jon C. & Karla Roach
I.N. 200005080089620
P.N. 160-002529

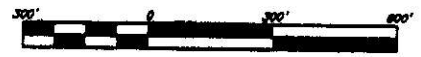
M/I Schottenstein
Homes, Inc.
P.N. 040-010441

Mark J. & Julie C. Haines
I.N. 199801280019170

City of Grove City
Or. No. C-39-98
I.N. 199807090171548



ANNEX No _____ ORD No _____
PROPOSED ANNEXATION OF 37.3± ACRES
TO THE
CITY OF GROVE CITY
FROM
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
DATE DECEMBER 2002 SCALE 1" = 300'



LEGEND

EXISTING CITY OF GROVE CITY CORP. LINE

PROPOSED CITY OF GROVE CITY CORP. LINE

AREA TO
BE ANNEXED

